

Regd. Ad.



Date: 1/3/2016

Ref: Rabvashi/NC-9750 8276

To,
Dr. Swati R Malap & Mr. Rajesh N Malap
88/1509 Samta CHSL, DN Nagar,
Andheri West, Mumbai-400053

Dear Madam,

With reference to your letter dated 25/02/16 we hereby acknowledge the receipt of the under noted title deeds deposited by you with the bank on 24/02/16 with intent to create security by way of equitable mortgage for the money advanced as per loan documents executed at our Branch Office RAB VASHI by you on 30-01-2016 in respect of the following facility:

Housing loan for Rs.9750000/- (Rs.Ninty Seven Lacs Fifty Thousand only)

1. Original Agreement for Sale dated 04.01.2016 executed between Mr. Abhay Dinkar Dighe as Vendor and Mrs. Swati Rajesh Malap and Mr. Rajesh Naresh Malap as Purchaser.
2. Original Registration Receipt in respect of the registration of the Agreement for Sale dated 04.01.2016.
3. Original Index II issued by the Sub Registrar office BDR-16in respect of the registration of the Agreement for Sale dated 04.01.2016.
4. Original Allotment Letter dated 06.01.1973 vide Ref. No. CB/LIG/72/73 issued by MHADA
5. Original No objection from D.N. Nagari Pulkit Co-Operative Housing Society Ltd. to mortgage said Property of Mrs. Swati Rajesh Malap and Mr. Rajesh Naresh Malap with the Bank, preferably in banks format.
6. Original No objection from MHADA to mortgage said Property of Mrs. Swati Rajesh Malap and Mr. Rajesh Naresh Malap with the Bank, preferably in banks format.
7. Original Payment Receipts issued by Mr. Abhay Dinkar Dighe in favour of Mrs. Swati Rajesh Malap and Mr. Rajesh Naresh Malap towards entire consideration amount in respect of the said flat.
8. Original Share Certificate issued by D.N. Nagari Pulkit Co-Operative Housing Society Ltd.

SCHEDULE OF THE PROPERTY MORTGAGED:-Flat No. 151, on 2nd Floor, Building No.06, admeasuring area 431.5 Sq. ft Carpet area, in the Society Known as " D.N. Nagari Pulkit Co-Operative Housing Society Ltd.", Village-Andheri, Taluka- Andheri and District-Mumbai Suburban

Yours faithfully,



RAS

MR SUNNY

92684160104

AGREEMENT FOR SALE

BETWEEN

Mr. ABHAY DINKAR DIGHE

AND

Mrs. SWATI RAJESH MALAP

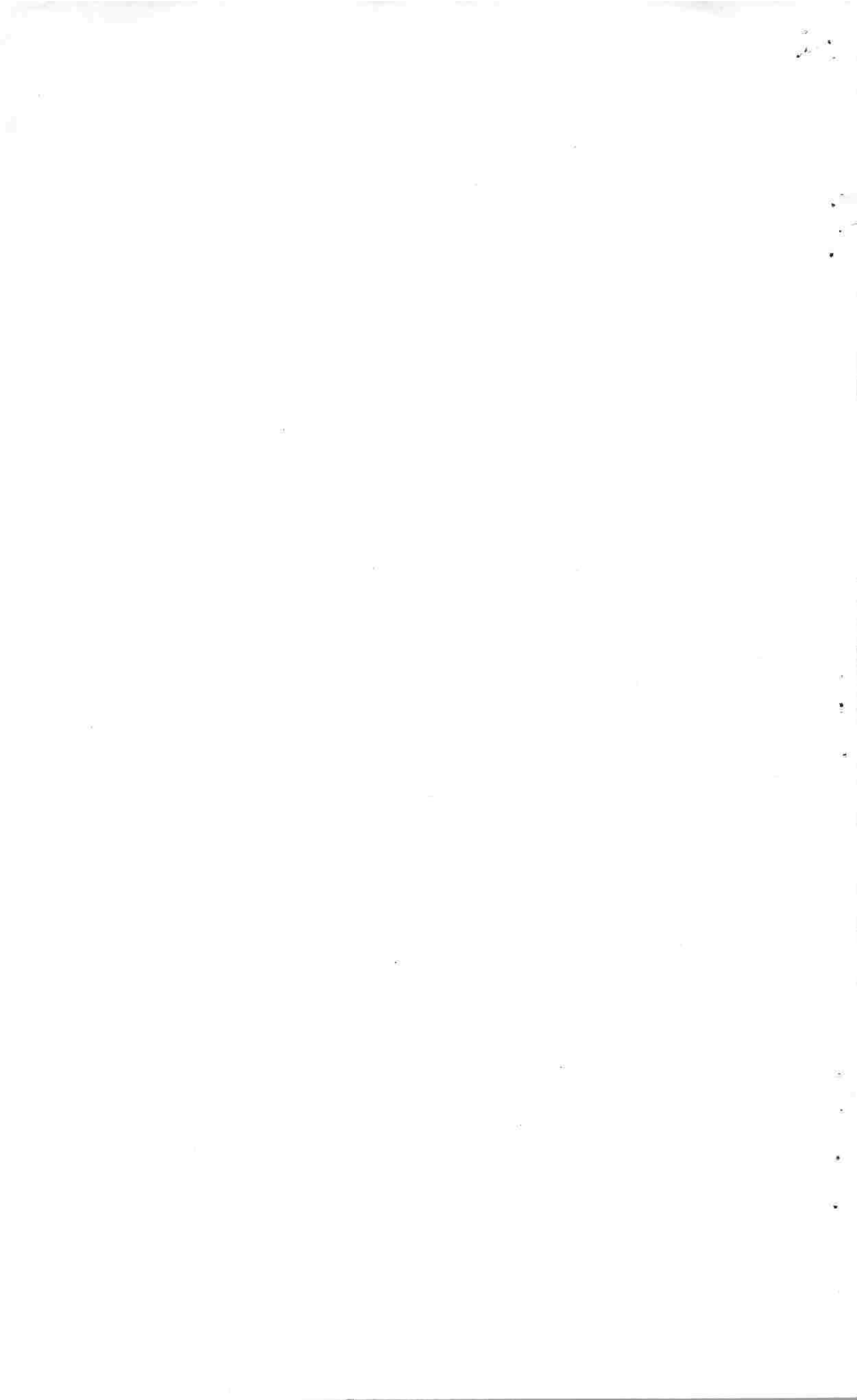
&

Mr. RAJESH NARESH MALAP

Flat No. 151, 2nd Floor, Building No. 6,
D. N. Nagar Pulkit Co - Operative Housing Society Ltd.,
D. N. Nagar, Andheri (West), Mumbai - 400 053.

TOTAL SOLUTION

Shop No. 69, Kamdhenu Shopping Center,
Lokhandwala Complex, Andheri (W), Mumbai - 400 053.
Call: 6694 6964





पत्रावली

Original/Duplicate

Wednesday, January 06, 2016
12:09 PM

नोंदणी क्र.: 39M
Regn.: 39M

पत्रावली क्र.: 229 दिनांक: 06/01/2016

गावाचे नाव: अंधेरी
दस्तावेजाचा अनुक्रमांक: बंदर 16-226-2016
दस्तावेजाचा प्रकार : सेल डीड
सादर करणाऱ्याचे नाव: स्वाती राजेश मालप

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 520.00
पृष्ठांची संख्या: 26

एकूण: रु. 30520.00

आपणाला मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
12:29 PM ह्या वेळेस मिळेल.

०७
सह. द. वि. का. अंधेरी 5

बाजार मूल्य: रु. 9956028/-

मोबदला: रु. 13000000/-

भरलेले मुद्रांक शुल्क: रु. 650000/-

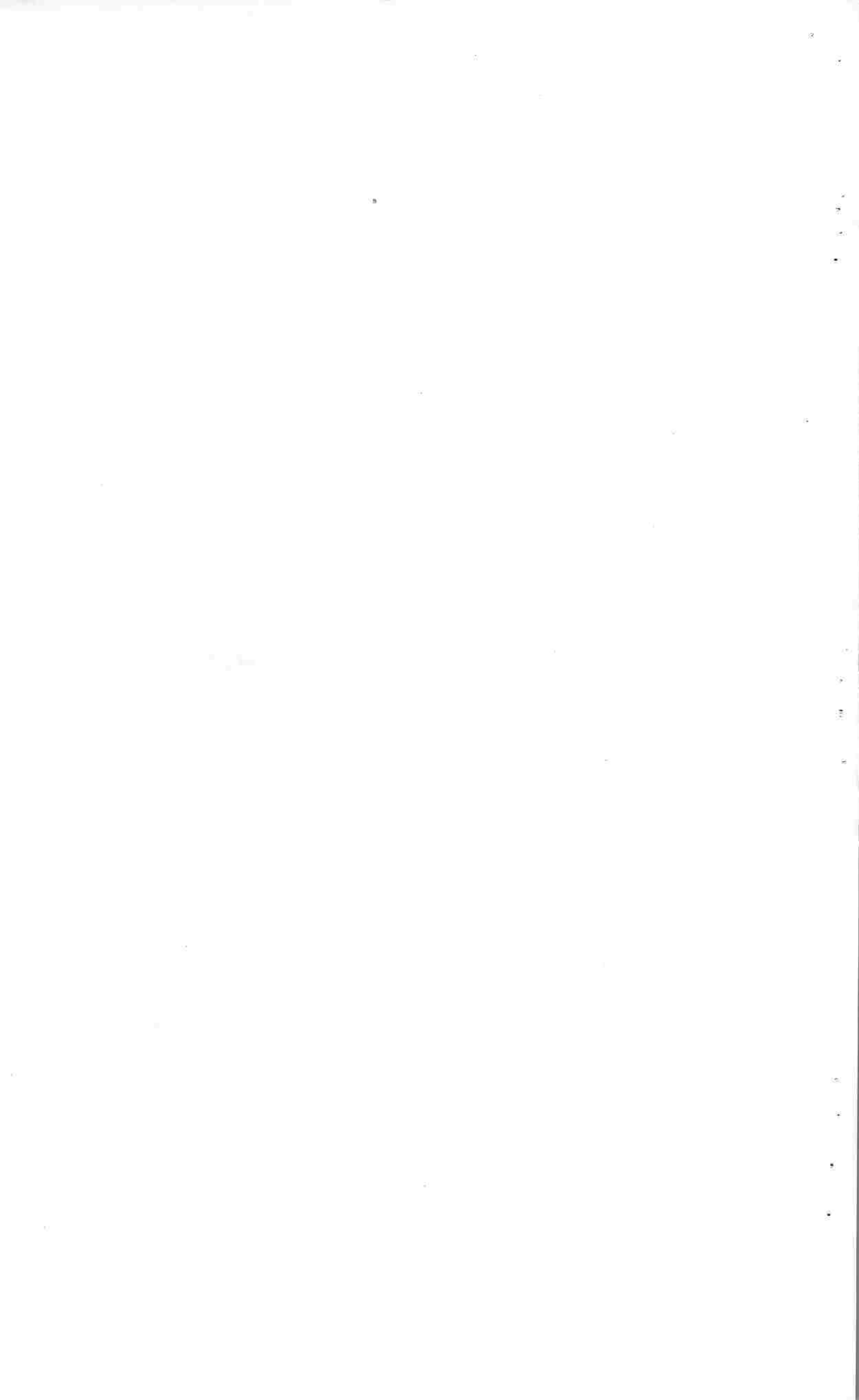
सह. दुय्यम निबंधक अंधेरी ५,
मुंबई उपनगर जिल्हा

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006198887201516S दिनांक: 04/01/2016
बँकेचे नाव व पत्ता: Panjab National Bank
- 2) देयकाचा प्रकार: By Cash रकम: रु. 520/-

COLOUR COPY

Swati Malap

registered original document
Delivery on 6/1/2016



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१४



१. दस्ताचा प्रकार : अम सीड अनुच्छेद क्रमांक : २५
२. सदरकर्त्याचे नाव : अवती बाजूबा मळाप
३. तालुका : मुंबई / अंधेरी / बोरिवली / कुर्ली
४. गावाचे नाव : अंधेरी
५. नगरमुमापन क्रमांक / सर्व्हे क्र. / अंतिम भुखंड क्रमांक : १९५
६. मूल्य दरविभाग (झोन) : ३९ उपविभाग : १९८
७. मिल्कतीचा प्रकार :- खुली जमीन : निवासी ~~व्यावसायिक~~ दुकान औद्योगिक :
प्रति चौ मी. दर : २,०६,९००/-
८. दस्तात नमूद केलेल्या मिल्कतीचे क्षेत्रफळ : ४८.१२ कार्पेट/बिल्टअप चौ मी / फूट
९. कारपार्किंग : — गच्ची : — पोटाळा : —
१०. मजला क्रमांक : २२ उदवाहन सुविधा आहे / नाही
११. बांधकाम वर्ष : — वासरा : —
१२. बांधकामाचा प्रकार : आरआरसी / इतर पक्के / कच्चे
१३. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सूचना क्र. : — ज्यामध्ये दिलेली घट / वाढ : २६
१४. भाडेकरू व्याप्त मिल्कत असल्यास : १. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) : — २. नवीन इमारतील दिलेले क्षेत्र : २२ ३. भाड्याची रक्कम : —
१५. लिव्ह एन्ड लायसन्सचा दस्त : १. प्रलिसाह भाडे रक्कम : — निवासी / अनिवासी २. अनामत रक्कम / आगावू भाडे : —
१६. निर्धारित केलेले बाजारमुल्य : १९,५६,०२८/-
१७. दस्तामध्ये दर्शविलेला मोबदला : १,३०,००,०००/-
१८. देय मुद्रांक शुल्क : ६,५०,०००/- भरलेले मुद्रांक शुल्क : ६,५०,०००/-
१९. देय नोंदणी फी : ३०,०००/-

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लिपीक

सह दुय्यम निबंधक

$$2,06,900 \times 48.12 = 99,56,028.00$$

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Data of ESBTR for GRN MH006198887201516S

Bank - PUNJAB NATIONAL BANK

Branch : Oshiwara
Pin Code : 040116M340124 Stationary No : 14066683277511
Print Time : 04/01/2016 11:54:36 Print DtTime : 04/01/2016 14:53:38
Chk IdNo : 03006172016010450021 GRAS GRN : MH006198887201516S
Dist : 7101 / MUMBAI Office Name : IGR553 / BDR16 __JT SUB REGISTRAR ANDHERI 5

Stamps : 0030045501-75 / Stamp Duty(Bank Portal)
Stamps Amt : Rs 6,50,000.00/- (Rs Six Lakh Fifty Thousand Rupees Only)

Reg Fee : 0030063301-70 / Registration Fee
Reg Fee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Area : A25
Property : Immovable Consideration : 1,30,00,000.00/-
Property Descr : FLAT NO 151 BLDG,NO 6, D.N. NAGAR,PULKIT CHSL,D.N. NAGAR, LINK ROAD
ANDHERI WEST,MUMBAI,Maharashtra
400053

Doc Payer : PAN-AKRPM2448P SWATI RAJESH MALAP AND RAJESH NARESH MALAP
Other Party : PAN-AFNPD8776L ABHAY DINKAR DIGHE

Serial No : 1
Serial Date : 05/01/2016
RF Credit Date : 05/01/2016
Machine Number : 0000000000

Only for verification-not to be printed and used

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai, on this 4th day of July, 2016.

BETWEEN

Mr. ABHAY DINKAR DIGHE an adult, Indian Inhabitant, having address at Flat No. 151, 2nd Floor, Building No. 6, of the D. N. Nagar Pulkit Co - Operative Housing Society Ltd., situated at D. N. Nagar, Andheri (W), Mumbai - 400 053., hereinafter referred to as the "TRANSFEROR" (which expression it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the ONE PART

AND

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Mrs. SWATI RAJESH MALAP & Mr. RAJESH NARESH MALAP, both adults, Indian Inhabitants, having address at 38/1509, Samata CHS Ltd., D. N. Nagar, Andheri (W), Mumbai - 400 053., hereinafter referred to as the "TRANSFEREES" (which expression unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the OTHER PART.

Cont'd...2/-

Swati Malap

Rajesh Naresh Malap

Abhay Dighe

WHEREAS the TRANSFEROR is the registered member of D. N. Nagar Pulkit Co-operative Housing Society Ltd., registered with Dy. Registrar of Societies at Mumbai, under the Maharashtra Co - Operative Societies Act' 1960, vide registration No. MUM / MHADEB / W-KW / HSG / (TC) / 10034 / 98-99 dt. 6/1/1999 (hereinafter referred to as "SAID SOCIETY") and by virtue of being the member of the said society, he has been holding on ownership basis Flat No. 151, 2nd Floor, Building No. 6, in D. N. Nagar Pulkit Co-operative Housing Society Ltd., D. N. Nagar, Andheri (W), Mumbai - 400 053., admeasuring 431.5 Sq. Ft. Carpet Area i.e. equivalent to 40.10 Sq. Mtrs. Carpet Area, hereinafter referred to as "SAID FLAT".

AND WHEREAS the TRANSFEROR herein had been allotted the said Flat by Mumbai Housing and Area Development Board (A MHADA Unit) through Allotment Letter No. CB/LIG/72/73 dated 6/1/73.

AND WHEREAS the TRANSFEROR has since been holding the Said Flat on Ownership Basis.

AND WHEREAS by virtue of being the member of the Said Society viz. D. N. Nagar Pulkit Co-operative Housing Society Ltd., the Society has issued Share Certificate No. 30 for fully paid five shares of Rs. 50/- each bearing distinctive nos. 146 to 150 (Both Inclusive).

AND WHEREAS the TRANSFEROR is absolutely seized and possessed off and well and sufficiently entitled to Said Flat and the Said Shares of the Society viz. D. N. NAGAR PULKIT CO - OPERATIVE HOUSING SOCIETY LTD.

AND WHEREAS the TRANSFEROR has represented to the TRANSFEREES that he has been holding the Said Flat and the Said Shares as stated hereinabove and being the member of the said society, he is desirous of disposing off his rights, title and interest in the Said Flat and the membership of the said Society and the TRANSFEREES herein have

S. Swatikmal

P. R. Raut

[Signature]

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agreed to acquire all the right, title and interest of the TRANSFEROR in the Said Flat along with the Said Shares and the membership along with the deposits, sinking fund of the said society on ownership basis on the following terms and conditions:-

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

1. The TRANSFEROR hereby agrees to sell, transfer and assign all his rights, title and interest in the Said Flat being Flat No. 151, 2nd Floor, Building No. 6, in D. N. Nagar Pulkit Co - Operative Housing Society Ltd., D. N. Nagar, Andheri (W), Mumbai - 400 053., and the TRANSFEREES have agreed to acquire all his right, title and interest in the Said Flat along with the five shares and the membership of the Said Society on ownership basis.
2. The TRANSFEROR hereby agrees to transfer and assign all his rights, title and interest in the Said Flat along with five shares of the said society in Share Certificate No. 30 bearing distinctive nos. from 146 to 150 (Both Inclusive) pertaining to the use and occupation of the Flat No. 151, 2nd Floor, Building No. 6, of the D. N. Nagar Pulkit Co - Operative Housing Society Ltd., D. N. Nagar, Andheri (W), Mumbai - 400 053., and the membership of the said society for a total consideration of Rs. 1,30,00,000/- (Rupees One Crore Thirty Lacs Only) and the TRANSFEREES herein have agreed to acquire the same on payment of Rs. 1,30,00,000/- (Rupees One Crore Thirty Lacs Only) being the total consideration inclusive of everything in lump - sum on ownership basis
3. Out of the said total consideration a sum of Rs. 1,30,000/- (Rupees One Lac Thirty Thousand Only) i.e. 1% of the Agreement Value shall be deducted towards Tax Deducted at Source under the Income Tax Act, for which the TRANSFEREES shall hand over the TDS Certificate to the TRANSFEROR.



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Cont'd...4/-

Swati Ravalap

P. N. Lax

[Signature]

4. The TRANSFEROR hereby agrees to sell and transfer all his beneficial rights, title and interest in respect of Flat No. 151, 2nd Floor, Building No. 6, of the D. N. Nagar Pulkit Co – Operative Housing Society Ltd., for a total consideration of Rs. 1,30,00,000/- (Rupees One Crore Thirty Lacs Only) being the total consideration payable as under:

Rupees

Being paid as earnest money / token amount to the Transferor before the execution of these presents.

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Rupees

Being paid as part payment to the Transferor on or before the execution of these presents from which 1% of the TDS amount shall be deducted and the registration will be done on execution of these presents.

Rupees

Being the balance consideration to be paid to the Transferor on or before the expiry of _____ against the vacant and peaceful possession of the Said Flat, through bank loan and / or from self funds as the case may be.



Total Rs. 1,30,00,000/-

Rupees One Crore Thirty Lacs Only

5. The TRANSFEROR hereby agrees to arrange mortgage N.O.C. and No Dues Certificate from the Society i. e. D. N. NAGAR PULKIT CO – OPERATIVE HOUSING SOCIETY LTD., and also from MHADA/MHADB for the TRANSFEREES to obtain / acquire the Said Flat and the Said Shares of the Society through loan from bank and / or financial institution.
6. The TRANSFEROR shall deliver to the TRANSFEREES vacant and peaceful possession of the Said Flat alongwith the permanent fixtures and fittings as agreed upon on completion of the sale i.e. on receipt of the full and final consideration mentioned hereinabove.

Cont'd...5/-

Swati Rana

B. Rana

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7. The TRANSFEROR undertakes to pay and clear off the charges payable to the Society by way of Municipal Taxes and other Society outgoings / dues or any other dues of any nature whatsoever relating to the Said Flat including lease rent payable to MHADA/MHADB up to the date of handing over the possession of the Said Flat to the TRANSFEREES.

8. The TRANSFEREES hereby agree to pay all charges payable by way of Municipal Taxes, and other Society outgoings / dues relating to the Said Flat from the date of taking over the possession of the Said Flat and hereby declare and confirm that they will abide by the rules and regulations and bye - laws of the society, without any reservation whatsoever.

9. The TRANSFEROR shall also pay and clear the Electricity and Tata Telecom Services / Reliance / M. T. N. Ltd., Mumbai, Mahanagar Gas Ltd., bills relating to the Said Flat up to the date of handing over the possession of the Said Flat to the TRANSFEREES and hereby agree to keep the TRANSFEREES indemnified against any such claims that may be made by the abovesaid Society, Reliance Energy Ltd., Tata Telecom Services / Reliance / M. T. N. Ltd., Mahanagar Gas Ltd., or any person/s and / or party / parties in respect of the Said Flat for the above period at a later date in respect of the Said Flat.

COLOUR XEROX

10. The TRANSFEROR hereby covenants with the TRANSFEREES that notwithstanding any act, deed, matter or thing whatsoever by the TRANSFEROR or any person or persons lawfully or equitably claiming by, from, through, under or in trust for the TRANSFEROR made, done, committed, omitted or knowingly suffered to the contrary, the TRANSFEROR has in himself good right, full power and absolute authority to sell and convey the Said Flat and the Said Shares in favour of the TRANSFEREES and that his ownership thereof is valid and subsisting in law for all purposes and in all

Sivati Ravalap

[Signature]

Cont'd...6/-

[Signature]

respects and that the TRANSFEROR have not done, committed or omitted to do any act, deed, matter or thing whereby the ownership of the Said Flat and the Said Shares may be rendered void or voidable for any reasons or on any count.

11. The TRANSFEROR hereby declare that:

a) he is the absolute owner of the Said Flat and the Said Shares including the rights, title, interest and benefits attached thereto and no one else has any right, title or interest in the Said Flat and the Said Shares;

b) the Said Flat and the Said Shares are not subject to any charge, encumbrance, liability, litigation, adverse claim or lis pendens and prior to the execution hereof the TRANSFEROR has not entered into any Agreement for Sale, Sale Deed, Lease, currently valid Leave and License, Tenancy, Mortgage or otherwise in respect of the Said Flat and the Said Shares;

c) He has not done, committed or omitted to do any acts, deeds, things and matters whereby or by any reason whereof the TRANSFEROR is prevented or prohibited from dealing with, disposing off or transferring his right, title and interest in respect of the Said Flat and the Said Shares;

d) the TRANSFEROR will at the request of the TRANSFEREES whenever required do and execute or cause to be done and execute all such acts, deeds, things and documents for more perfectly assuring the Said Flat and the Said Shares, and all the benefits attached thereto in favour of the TRANSFEREES;

e) the Said Flat and the Said Shares are not attached either before or after the Judgment or at the instance of any Taxation Authorities or any Authorities and he has not given any undertaking to the Taxation Authorities so as not to deal with or dispose off his right in the Said Flat and the Said Shares and he is fully competent and entitled to sell, transfer and convey the Said Flat and the Said Shares to the TRANSFEREES;

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Cont'd...7/-

Signature of Anand Raval

Signature of another party

Signature of a third party

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- f) there are no proceedings pending in any Court of Law touching or affecting the Said Flat and the Said Shares;
- g) there are no insolvency proceedings pending or contemplated against the TRANSFEROR;
- h) his title to the Said Flat and the Said Shares is clear, marketable and free from all encumbrances;
- i) That there is no impediment or restraint or injunction against the TRANSFEROR in respect of the Said Flat and the Said Shares whereby he has been prevented from selling or transferring the Said Flat and the Said Shares to the TRANSFEREES.
- j) he has not taken any loan in respect of the Said Flat and the Said Shares and he has not mortgaged the Said Flat and the Said Shares;
- k) Relying upon the aforesaid declarations and representations of the TRANSFEROR and believing the same to be true and correct, the TRANSFEREES have agreed to purchase and acquire the Said Flat and the Said Shares from the TRANSFEROR on ownership basis.



12. The sale shall be completed on receipt of the full and final consideration from the TRANSFEREES by the TRANSFEROR as provided in Clause 2 hereinabove against the TRANSFEROR handing over the peaceful and vacant possession of the Said Flat to the TRANSFEREES and further documents for more perfectly transferring the right, title and interest in respect of the Said Flat together with the benefits of the deposit money, sinking fund or any other deposits lying credited with the society / local authority in respect of the Said Flat in favour of the TRANSFEREES.

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13. On receiving full and final consideration the TRANSFEROR hereby relinquishes and surrenders all his rights, title and interest in the membership of the said Society, the Share Certificate and the Said Flat in favour of the TRANSFEREES forever.

Signature

Signature

Cont'd...8/-

Signature

14. On receiving full and final consideration the TRANSFEROR will hand over all his original documents including Original Agreement for Sale, along with the Original Share Certificate pertaining to the Said Flat to the TRANSFEREES.

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15. The TRANSFEROR undertakes to execute any such documents, if any, required by the said society or any other authority or the TRANSFEREES for effectually transferring the Said Flat and the Said Shares unto the favour of the TRANSFEREES. However, in future, he undertakes to co-operate with the TRANSFEREES and will execute all such further papers / documents / writings whatsoever for the effective transfer of the Said Flat in the name of the TRANSFEREES.

16. The Society's transfer charges will be paid by the TRANSFEROR and the TRANSFEREES in equal proportion i.e. 50% each. However, the transfer charges payable to the MHADA/MHADB Authorities shall be payable by the TRANSFEREES alone. Also, the Stamp Duty and the Registration Charges on this Agreement will be borne and payable by the TRANSFEREES alone. The TRANSFEREES indemnifies the TRANSFEROR from any such claim laid in this respect.



17. The TRANSFEROR hereby agrees to indemnify and keep the TRANSFEREES indemnified, saved defended and harmless against all claims, demands, actions, proceedings, costs, charges and expenses that the TRANSFEREES may suffer or incur on account of any claim or demand made or raised by any person or persons claiming by, through or in trust for the TRANSFEROR in respect of the Said Flat and the Said Shares in relation to the period prior to the execution hereof. The TRANSFEROR shall at his own cost and expenses get such claim, if any, released to the satisfaction of the TRANSFEREES.

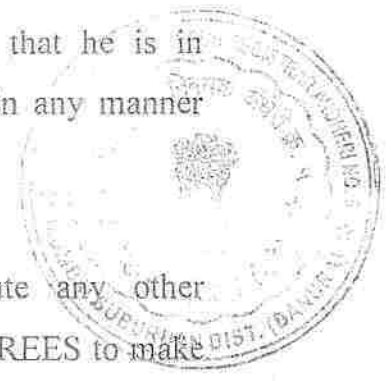
Shri. Ranajit

Prakash

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18. The TRANSFEROR hereby undertakes and declares that in case any nomination, assignment, lien or charge in respect of the Said Flat and the Said Shares have been made and / or created by the TRANSFEROR and / or any one claiming through him prior to this day, in favour of any person or persons other than the said TRANSFEREES, the same shall after the execution of THESE PRESENTS, be deemed to be null and void, in-operative, cancelled and deemed to be withdrawn and not binding upon the said society and / or the TRANSFEREES.

19. The TRANSFEROR hereby declares that no member either major or minor of the family has any right, title and interest in the Said Shares and the Said Flat in any manner whatsoever and that he is in exclusive use and / or occupation of the Said Flat in any manner whatsoever.



20. The TRANSFEROR hereby undertakes to execute any other documents, which may be required by the TRANSFEREES to make the title of the Said Flat complete and absolute without claiming any extra charges or compensation. The TRANSFEROR also agrees and undertakes to co-operate with the TRANSFEREES and also to appear personally as and when required, for the Registration of this Agreement with the concerned authorities of Joint Sub-Registrar of Assurances, Mumbai.

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21. The TRANSFEROR hereby declares that he has no objection for the transfer/regularization of the above Said Flat and its tenancy deposit/cost price and other amounts to the name of the TRANSFEREES herein in accordance with the provision of Regulation 25 of the Maharashtra Housing and Area Development (Estate Management, Sale, Transfer and exchange of Flat) Regulation 1981.

Cont'd...10/-

Signature

Signature

Signature

22. The TRANSFEROR agrees to transfer Said Shares and his interest in the Said Flat to the TRANSFEREES and the TRANSFEREES are entitled to hold, possess, occupy and enjoy the Said Flat without any interruption from the TRANSFEROR or anyone else claiming through them. The TRANSFEROR hereby further declare that he has full right and absolute authority to enter into this Agreement for sale and transfer the Said Flat and that he has not done or performed any act, deed, matter or things whatsoever whereby he may be prevented from entering into this Agreement for Sale as purported to be done hereby or whereby the TRANSFEREES may be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in their favour or whereby quiet and peaceful enjoyment possession of the TRANSFEREES in respect of the Said Flat may be disturbed.



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23. This Agreement has been executed in Mumbai, the payments are made in Mumbai and the Said Flat is situated in Mumbai, hence it is subject to jurisdiction of Mumbai's court of law.

SCHEDULE OF THE PROPERTY

The TRANSFEROR hereby agrees to transfer in favour of the TRANSFEREES together with rights, title and interest in Flat No. 151, 2nd Floor, Building No. 6, in D. N. Nagar Pulkit Co-operative Housing Society Ltd., along with five fully paid up shares of Rs. 50/- each bearing distinctive Nos. from 146 to 150 (both inclusive) under Share Certificate No. 30 issued by D. N. Nagar Pulkit Co-operative Housing Society Ltd., S. No. 106A, C. T. S. No. 195 (pt.), Village Andheri, Taluka Andheri in the Registration District and Sub-District of Mumbai City and Mumbai Suburban K-West Ward of the Municipal Corporation of Greater Mumbai situated at D. N. Nagar, Andheri (W), Mumbai - 400 053., admeasuring 431.5 Sq. Ft. Carpet Area of the building constructed in the year

Cont'd...II/-

Shanti Rana

Bandra

[Signature]

Swati Malap
Pratap


कर - १६/		
२२६	२५	२६
२०२६		

And further details of which are as under:

Year of Construction : _____
Type of Construction : R. C. C.
No. of floors : Stilt + Ground + ___ Floors (with lift)
Area of flat : 431.5 Sq. Ft. Carpet i.e. 40.10 Sq. Mtrs.

IN WITNESS WHEREOF the parties hereto have put and subscribed their respective hands on the day and the year first hereinabove mentioned.

SIGNED AND DELIVERED by)
with in named the *TRANSFEROR*)
Mr. ABHAY DINKAR DIGHE)
PAN No. AFNPD8776L)
in presence of *M. Israni*)
मनोज क. इशानी

Swati Malap




COLOUR XEROX

SIGNED AND DELIVERED by the)
with in named *TRANSFEREES*)
Mrs. SWATI RAJESH MALAP)
PAN No. AKRPM2448P

Swati Malap





&
Mr. RAJESH NARESH MALAP)
PAN No.)
in presence of *Singh Singh*)
सिंग सिंग

Pratap





Cont'd...12/-

RECEIPT

RECEIVED of and from the withinnamed TRANSFEREES,
Mrs. SWATI, RAJESH MALAP & Mr. RAJESH NARESH MALAP, a
sum of Rs. 11,00,000/- (Rupees Eleven Lakhs only
Only) being the Earnest Money / Part Payment Consideration for the sale
and transfer of Flat No. 151, 2nd Floor, Building No. 6, in D. N. Nagar
Pulkit Co- Operative Housing Society Ltd., D. N. Nagar, Andheri (W),
Mumbai - 400 053., as under:-

Sr. No.	Cheque/PO No	Dated	Drawn on	Amount
1.	000020	7-12-2015	HDFC Bank	11,00,000/-

बदर - १६/		
२२६	१६	२६
२०१३		

Rupees



I SAY RECEIVED
Rs. 11,00,000/-


ABHAY DINKAR DIGHE
Transferor

WITNESS:-

1. 

2. 

मालसत्ता पत्रक

तालिका/न.सू.मा.का. -- अ.भू.अ.अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

पुस्तक नंबर
पृष्ठ
दि.

पुस्तक नंबर
पृष्ठ
दि.

सामान्यतः दिलेल्या आकाराचा किंवा भाड्याचा
सामान्यतः दिलेल्या आकाराचा किंवा भाड्याचा

क्र.	वार	खंड क्रमांक	नविन धारक (या) पट्टेदार (या) किंवा धार (या)	साक्षात्करण
१४/०६/१९९९	१		L श्री.हरप्रताप शिवाजी स्मारक मंडळ (ट्रस्ट)	बंदर - १६/ तारी - १२/०६/१९९९ न.भू.अ.अंधेरी २२६ १५ २६ ०१/०३/२००० न.भू.अ.अंधेरी २०९६ COLOUR XEROX
०३/०७/२०००	१		व्यापारिकारी मुंबई उपनगर यांचेकडील पोट विभाग नगर क्र.सी/कार्या-७/पो.वि./एस.आर.२५९५ दि.५/२/९६ व न.आदेश क्र.न.भू.अ.अंधेरी/न.भू.क्र.१९५ पे/पो.वि./१००० /२००० अन्वये न.भू.क्र.१९५ या मूळ मिल्कत पत्रिकेवर असलेले क्षेत्र ७२३१२.६ चौ.मी.क्षेत्रामधून क्षेत्र ५०४२.४ चौ. न.कलम त्याच्या अनुक्रमे न.भू.क्र.१९५/१९७ क्षेत्र ४४९७.६ चौ. क्र.१९५/१९८ क्षेत्र ५४४.८ चौ.मी.च्या नविन स्वतंत्र मिल्कत उपजुन धारक सदरो महाराष्ट्र होसिंग बोर्ड व पट्टेदार स्टेट बँक इंडिया यांचे नांव दाखल केले. व त्या प्रकार (एच) दाखल केला. पत्रिकेत पत्रिकेवर क्षेत्र बदल न करता क्षेत्र ६७२७०.३ चौ.मी. केले. दि.२९/१२/८६ ची पट्टेदार सदरी स्टेट बँक ऑफ इंडिया वाची घेणेत आलेली तसेच क्षेत्र ५०५५.१ चौ.मी.ची नोंद रद्द केली.	२०२५७ ५९ तारी - १०/१२/२००० न.भू.अ.अंधेरी
०१/१२/२०००	१		(L) राजगीर निलंबित	
०२/०४/२००२	१		पट्टेदार - भो.राज असोसिएट्स सोल प्रोप्रायटर्स श्री.रमेशचंद्र भो.राजपोपट	फे रफार क्र. ५२ प्रमाण तारी - २२/०५/२००२ न.भू.अ.अंधेरी
०४/०४/२००२	१		पट्टेदार पुनर्निर्मित को.ऑ.हो.सोसायटी लि. (दि.१४/११/८५ पासून ९९ वर्ष मुदतीसाठी)	फे रफार क्र. ६९ प्रमाण तारी - २२/०५/२००२ न.भू.अ.अंधेरी
०३/०१/२००३	१		पट्टेदार डी.एन.नगर सहकार को.ऑ.हो.सो.लि. (दिनांक १/४/८५ पासून ९० वर्ष मुदतीसाठी)	फे रफार क्र. ६९ प्रमाण तारी - २२/०१/२००२ न.भू.अ.अंधेरी
०१/०२/२००३	१		पट्टेदार गोदो कामगार सहकारी गृह संस्था लि.	फे रफार क्र. ७० प्रमाण तारी - १४/०२/२००३ न.भू.अ.अंधेरी



RELIANCE

Energy

INTRODUCING THE RELIANCE ENERGY MOBILE APP

Z

Your Electricity Bill for : Oct-15

Your bill amount payable (round sum)

₹ : 0.00

Due by* :

*Refers only to current bill amount. Previous balance is payable immediately.

Snapshot of your bill

Your current month bill amount (₹)*	: 58.00
Net other charges (₹)*	: 0.50C
Net previous balance (₹)*	: 308.83C
Total (₹)	: 251.33C

Units consumed	
Oct-15	: 0
Oct-14	: 0

*For details, please see overleaf

Track your consumption

Bar Graph	Units (kwh)	Month/Yr
	0	Sep-14
	0	Aug-15
	12	Jul-15
	0	Jun-15
	0	May-15
	0	Apr-15
	0	Mar-15
	0	Feb-15
	0	Jan-15
	0	Dec-14
	0	Nov-14

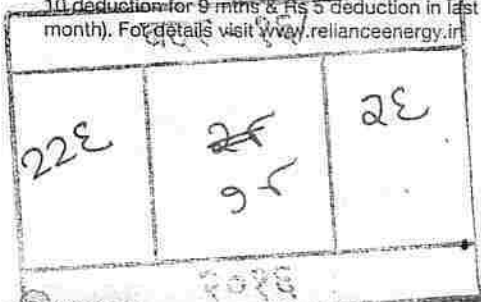
PAY YOUR BILL WITH OUR APP

CHECK YOUR USAGE WITH OUR APP

Account No. : 100867244	Bill Date : 30-10-2015	
Name : ABHAY DINKAR DIGHE		
Address : BK NO 151 BLDG NO 6 R NO 106A M H B COLONY ANDHERI WEST OPP. KALA PRADARSHANI UDYAN MUMBAI 400058		
Mobile No. : Please call 1800 200 3030 to register		
Bill Distribution No. : SOUTH CENTRAL/SCZ2-ANDHERI (W)/08/404/019/019/008		
Cycle No. : 08	Tariff : LT1	Bill No. : 100606630168
Type of Supply : SINGLE PHASE	Category : RESIDENTIAL	

Important message

- Bill is for your record only. Do not pay this bill.
- Meter showing No consumption. Please confirm usage.
- Tentative meter reading date for your Nov-15 bill is 25/11/2015.
- Under Govt initiative, avail upto 4 LED bulbs (7w) through EESL stalls at various locations at discounted rate of Rs 100 each on upfront payment or at Rs 105 each under EMI scheme (Rs 10 upfront payment, Rs 10 deduction for 9 mths & Rs 5 deduction in last month). For details visit www.relianceenergy.in



Contact us

For all your queries (24 hours): 1800 200 3030 (toll-free) www.relianceenergy.in Join us on :

Your nearest Customer Care Centre/Internal Grievance Redressal Cell (IGRC):

1st floor, Usha Kiran Bldg., S V Road, Andheri (W), Mumbai - 400 058

Fax: 3009 4200 • Email: energy.helpdesk@relianceada.com

(Only for grievances unresolved by IGRC, reach Consumer Grievance Redressal Forum at: E-7, MIDC, Andheri (E), Mumbai - 400 093 • Tel: 3009 4247 • email: consumer.forum@cgriinfra.org.in • website: cgriinfra.org.in)

D. S. Shah
Business Head (South Central Division)
(For Reliance Infrastructure Ltd.)

AICICI Bank knayaal apka

VISA Bill Pay



How to pay your Bills?

Let ICICI Bank take care of it.

Call 022-3667777 Register your Reliance Energy Bill and other utility bills with Visa Bill Pay

Visa Bill Pay TnCs: <http://bit.ly/1u30Xt>

Abb. in receipt: for cheque for cash. E.&O.E.

Consolidated bills not paid by order no.

MUDRANK No. 0225163 C. FL535/M-1 dated 03.09.2015

For Advertisement please contact us in ad@relianceada.com

Payment Slip

If paying by cheque, please remember:

- Cheque should be Account Payee of local clearing and not post-dated.
- Always attach payment slip. Do not staple.
- Mention A/c No. and respective amount on back of the cheque, when making multiple bill payments by single cheque.
- Make cheque payable to Reliance Infrastructure Ltd. A/C No.: 100867244



Rel. No. : 3024037903790-18181

08/404/015

b/r : 308.83C

019/008/9

This electricity bill neither reflects a title nor is to be used as a proof of ownership of any property or premises

CONTACT US WITH OUR APP

BY R.P.A.D.
UNDER POSTAL CERTIFICATE
PROVISIONAL

No. GE/LIS/ 72 of 73.
Office of the Estate Manager (II),
Maharashtra Housing Board,
Griha Nirman Bhavan, Bandra (East),
Bombay-51, Dated: 6/1/73

To

Shri/Smt./Mx. <u>Abhay D. Dage</u>		
	98	2E
	2E	

Sub:- Allotment of Residential accommodation
under Low Income Group Housing Scheme at 5025
Andheri (New 80 Is) on Rental Basis.

Ref:- Your application No. 1024 Lot No. 20

Sir/Madam,

I am directed to inform you that you have been allotted
Tenement No. 151 of Building No. 6 at S.No. 106-A,
Andheri (West), with effect from 15.1.1973 on monthly rent of
Rs. 150/- exclusive of service charges of Rs. 18.25 provisionally
fixed and likely to be revised with retrospective effect under
Low Income Group Housing Scheme.

2. I have, therefore, to request you to call at this office
working day except Friday between 1.00 to 2.00 p.m. on or before
25.1.73 with the amount of Rs. 828.25 as detail below in cash or
demand draft and to obtain an authority for possession of the
above mentioned tenement, on executing the requisite tenancy
documents.

- A) Rs. 515.00 Towards permanent deposit.
 - B) Rs. 103.25 Towards advance rent for the period
15.1.73 to 31.1.73.
 - C) Rs. 210.00 Towards stamp duty.
- Rs. 828.25 Less Rs. 200/- paid as C.V. Deposit



a) Please see that the tenement in question shall be
and occupied exclusively for the purpose of residence by
by the bonafide members of your family definition laid down
the Board and that you shall pay the instalment in the first
week of each month regularly in future.

b) You shall hand over the vacant possession of your
present accommodation to the land lord concerned if it is stand-
ing in your name and produce a tangible evidence to the under-
signed to that effect within a month from the date of allotment
of the tenement you have applied for and that you shall not
assign right of tenancy of the tenement being allotted to you
and shall not sublet or unlet the same nor you will part with
the possession of the tenement or any part thereof.

c) This allotment is without prejudice to any rules of
the Maharashtra Housing Board and those embodied in the Low Income
Group Tenancy Agreement which you shall execute.

d) You will be allowed to avail of the accommodation if
found eligible by the Estate Manager (II), Maharashtra Housing
Board, Bombay.

e) You shall produce fresh Employer's Certificate showing
therein your total monthly emoluments.

f) You shall also to produce one more copy of your recent passport size photo duly attested by your employer and in case you are not employed, the photo is to be got attested by either of the following authority:-

- i) Revenue Officer upto the level of Aval Taluqa.
- ii) Justice of Peace and Magistrates.
- iii) Gazatted Officer.
- iv) Municipal Councillors.
- v) M. I. As. or M. I. Cs.

g) You have also to produce the original receipt for initial payment made at the time of submitting application.

h) If you do not turn to pay the aforsaid amount and execute the requisite tenancy agreement within stipulated time, the above tenement will be re-allotted to the next person without any intimation to you, which please note.

७२४ - १९६		
२२६	२०	२६
२०१६		

MR/ANI/4.1.73

Yours faithfully,
By Order.

Subintendent to
Estate Manager (II),
Maharashtra Housing Board, Bombay.

Copy submitted to the Assistant Housing Commissioner (Estate Management) Bombay, for favour of information.

Copy to Rent Collector.

Copy to Posting Clerk.



THE D. N. NAGAR PUKIT CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M.C.S. Act, 1960) Registration No. _____ and Date _____

MUMBAI/408/WEST/MSG (TC)/10034/98-99 IX. 64/1003

SHARE CERTIFICATE

Certificate No. **30**

Authorised Share Capital **₹ 50000/-** Divided into **1000** Shares of **₹ 50/-** each

Members Registered Till No. **30**

Certify that **Shri. Mr. Abhay Dimkar Dighe**

of **Mumbai** is the Registered Holder of **Five** Shares of **₹ 50/-**

at **₹ 250/-** Two hundred fifty

of **THE D. N. NAGAR PUKIT CO-OPERATIVE HOUSING SOCIETY LTD.**

Regd. No. 8, D. N. Nagar, 1st Subject to the bye-laws of the said Society and **Amendment, 1971, Mumbai - 400 053.**

that upon each of such shares the sum of **₹ 50/-** has been paid.

Given under the common Seal of the said Society at **Mumbai** this _____ day

of **March 2001**

COLOUR XEROX

[Signature]
Chairman

[Signature]
Secretary

[Signature]
Hon. Treasurer
or M. O. Member
P.T.O.



222	222	222
222	222	222
222	222	222

Memorandum of the Transfers of the within mentioned Shares

Sr No. of Transfer	Date of General Body/ Managing Committee Meeting at which transfer was approved	To Whom Transferred	Sr. No. in the Share Register at which the transfer of shares held by the transferor are registered	Sr no. in the Share Register at which the name of the transferee is recorded
1	2	3	4	5
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member



32	27	326
128 - 120		

Signature

AKRPM2449N

Permanent Account Number

26/12/1968

NARESH SUBHANRAO MALAP

RAJESH N MALAP

INCOME TAX DEPARTMENT

आयकर विभाग



GOVT. OF INDIA

भारत सरकार

COLOUR XEROX



Handwritten signature

AKRPM2449N

27/03/1978

KARSHABAI RAMCHANDRA JOSHI

RAJESH N MALAP

GOVT. OF INDIA

भारत सरकार

Page		
23	23	23
23 - 23		

Handwritten signature

AFNPD8776L

05/05/1949

DINKAR SADASHIV DIGHE

ABHAY DINKAR DIGHE

INCOME TAX DEPARTMENT

आयकर विभाग



GOVT. OF INDIA

भारत सरकार

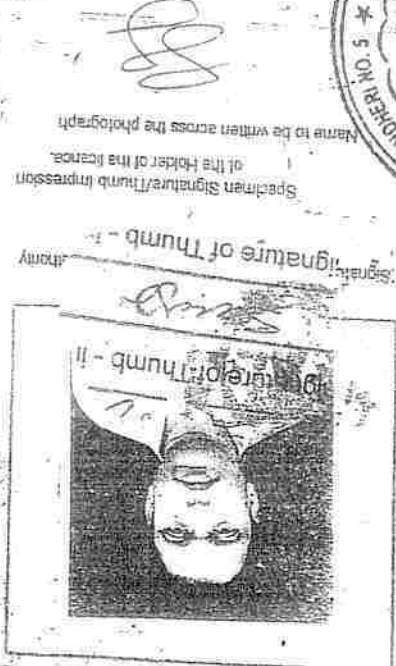
Handwritten signature

Signature and designation of the Licensing Authority
 10-2-06 to 4-7-2020
 From _____ to _____
 The licence to drive a motor vehicle other than transport vehicle is valid
 The holder of this licence is licensed to drive throughout India the vehicles of the following description:—
 (M) (L) (N) (T) (V) (C) (K) (C) (B)

Blood group with RH factor (Optional)
 Educational qualifications
 Date of birth: 5-7-70
 Govt. School, M-63
 CHS. Ltd. Toppur, Kanr
 Room No-103, Dattagay
 Permanent Address
 Temporary address/Official address (if any)



Driving Licence
 MH-02-08-B-8256
 Date of issue: 10-2-06
 Name of the Licence Holder: Srijan Singh
 Son/wife/daughter of: Ram Singh



222	22	222
-----	----	-----

2025

MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL NO 38802 2018074010 DOI: 19-10-2011
 Valid till: 13-08-2023 (NTI)
 AUTHORIZATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
 GOV DOI
 LNV 19-10-2011
 MCWG 19-10-2011
 DOB: 14-09-1973 BG
 S/O of KANNAL ISRAANI
 ADD 71 AVESON CHS. J.P. ROAD
 NO. 12, CONTROL PUMP, ANDHERI (W)
 PIN 400068
 SIGNATURE, ID OR SIGNATURE AUTHORITY: EHM22011311

Signature/Thumb Impression of Holder



संदर्भ क्रमांक: 06/01/2016 12:09 म.त.



बचत खाता क्रमांक: 226/2016

व्यवसायिक मूल्य: ₹. 99,56,028/-

परिवारिक मूल्य: ₹. 6,50,000/-

डॉ. नि. महे. व. नि. वरपर 16 गांव कायस्थान

अ. क्र. 226 पर दि. 06-01-2016

दिनांक 12:08 म.त. अ. वरपर के.त.

Swatikumar

बचत खाते क्रमांक-01/01/2016

~~महेश चणनगर लिमिटेड
महेश चणनगर लिमिटेड
महेश चणनगर लिमिटेड~~

बचत खाता क्रमांक: 226/2016

बचत खाता क्रमांक: 226/2016
वरपर 16

बचत खाता क्रमांक-1

वार्षिक बचत दिनांक: 06/01/2016

मासिक बचत दिनांक: 06/01/2016

बचत खाता क्रमांक: 30000.00

बचत खाता क्रमांक: 520.00

बचत खाता क्रमांक: 26

व्यवसायिक मूल्य: 30520.00

दिनांक क्र. 1/06/01/2016 12:08:08 PM म.त. (को)
दिनांक क्र. 2/06/01/2016 12:09:00 PM म.त. (को)

मुद्रांक दिनांक: (म.त.) मध्य म.त. न कर्तव्य कोणादी गाणी क्षेत्रात
मुद्रांक दिनांक: (म.त.) कोणादी गाणी क्षेत्रात अर्थात् कोणादी गाणी क्षेत्रात कोणादी गाणी क्षेत्रात कोणादी गाणी क्षेत्रात

प्रमाणित करत आहे की, या

महेश चणनगर लिमिटेड

व्यवसायिक मूल्य: 30520.00

~~महेश चणनगर लिमिटेड
महेश चणनगर लिमिटेड
महेश चणनगर लिमिटेड~~

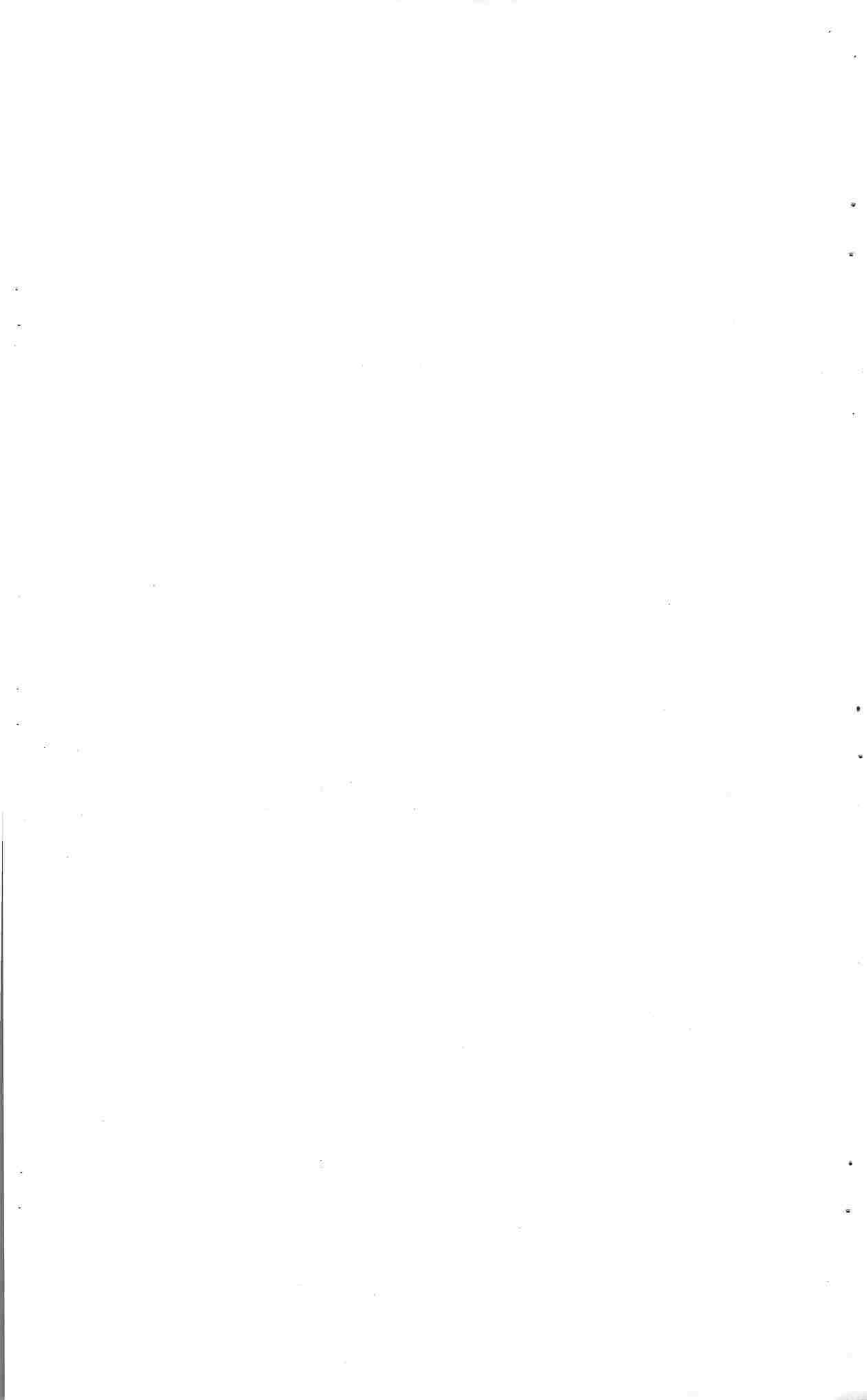
बचत खाता क्रमांक: 226/2016

~~महेश चणनगर लिमिटेड
महेश चणनगर लिमिटेड
महेश चणनगर लिमिटेड~~



226	226	226
226	226	226
226	226	226
226	226	226

COLOUR XEROX







भाषा में नोट : 1) अर्थात्

(1) विवरण	प्रकार	मूल कीट	13000000
(2) मातृक			9956028
(3) राजा	व(पाठपट्टयाख्या		
	कार आकारणी केवी की पट्टया		
	व नमूद व		
(4) पूर्व-मा	पठित्सा व परकमाक		
(अस्यथा			
(5) धन	किता वुडी दण्डात असल लेखा		
(6) आका			
(7) दस्ता	प्रकन दण्डा-या/विहिन दण्डा-या		
	प्रकारा		
	व किता दिवणी न्यायलयया		
	दिकमान		
	नवा आदेश अस्यथा, प्रतिवादि		
	नवा व म		
(8) दस्ता	कन दण्डा-या प्रकारा व		
	किता वि		
	न्यायलयया दिकमानया		
	आदेश अ		
	नवा, प्रतिवादि व नवा व पसा		
	400053 दन नः-AKRPM2448P		
	ममता सी एच एन सी, ब्लॉक नः अधीन पश्चिम, मुंबई, रोड नः डी एन नगर, महाराष्ट्र, मुंबई, पिन कोडः-		
	2) नावः-राजेश नरेश मानव वयः-47, पता:-लॉट नः सदानिका नं 38/1509, भाळा नः -, इमारतीचे नावः		
	400053 दन नः-AKRPM2449N		
	ममता सी एच एन सी, ब्लॉक नः अधीन पश्चिम, मुंबई, रोड नः डी एन नगर, महाराष्ट्र, मुंबई, पिन कोडः-		

(9) दस्ता	व कन दिव्याया विनाक	04/01/2016	
(10) दस्ता	दणी कल्याण विनाक	06/01/2016	
(11) अर्वा	क.खड व पुड	226/2016	
(12) वा	पावायमाण मुद्राक शक	650000	
(13) वा	पावायमाण नोदणी शक	30000	
(14) अर्वा			
मुद्राक	डी विवायात वदलेला मथलीः-		
मुद्राक	आकारणाना निवडलेला		

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



COLOUR XEROX

परी पत्र
सह. दुयम निबंधक अधीन 5
मुंबई उपायग फाळा

